144.0	0001	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	710,300 / 710,300
					USE VALUE:	710,300 / 710,300
					ASSESSED:	710,300 / 710,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
140		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HUDSON KAREN
Owner 2:	
Owner 3:	
Street 1:	140 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,503 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Wood Shingle Exterior and 1469 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4503.000	262,700	3,500	444,100	710,300
Total Card	0.103	262,700	3,500	444,100	710,300
Total Parcel	0.103	262,700	3,500	444,100	710,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 483.53 | /Parcel: 483.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 93650
GIS Ref:
GIS Ref:
Insp Date: 05/29/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0001-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	262,800	3500	4,503.	444,100	710,400	710,400	Year End Roll	12/18/2019
2019	101	FV	211,900	3500	4,503.	416,300	631,700	631,700	Year End Roll	1/3/2019
2018	101	FV	220,800	3500	4,503.	344,200	568,500	568,500	Year End Roll	12/20/2017
2017	101	FV	220,800	3500	4,503.	316,400	540,700	540,700	Year End Roll	1/3/2017
2016	101	FV	220,800	3500	4,503.	288,600	512,900	512,900	Year End	1/4/2016
2015	101	FV	208,400	3500	4,503.	283,100	495,000	495,000	Year End Roll	12/11/2014
2014	101	FV	208,400	3500	4,503.	263,100	475,000	475,000	Year End Roll	12/16/2013
2013	101	FV	208,400	3500	4,503.	250,300	462,200	462,200		12/13/2012

!11194!

PRINT

Date	Time
12/11/20	01:23:37

LAST REV

Date	Time
06/18/18	13:35:58

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11194

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13110-735		12/15/1976		38,000	No	No		N

USER DEFINED

Prior Id # 1:	93650
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/6/2018	385	Siding	23,500	C				
12/20/2010	2425	Redo Kit	15,820					
5/7/2001	265	Re-Roof	5,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2018	Inspected	CC	Chris C
5/7/2018	MEAS&NOTICE	BS	Barbara S
5/3/2011	Info Fm Prmt	BR	B Rossignol
11/11/2008	Meas/Inspect	355	PATRIOT
1/29/2000	Inspected	263	PATRIOT
12/1/1999	Mailer Sent		
11/15/1999	Measured	153	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4503		Sq. Ft.	Site		0	80.	1.23	9									444,071						444,100	

Total AC/HA: 0.10337 | Total SF/SM: 4503 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 444,071 | Spl Credit | Total: 444,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	0		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.97029907
Adj $ / SQ:	163.738
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	356975
Depreciation:	94242
Depreciated Total:	262734

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

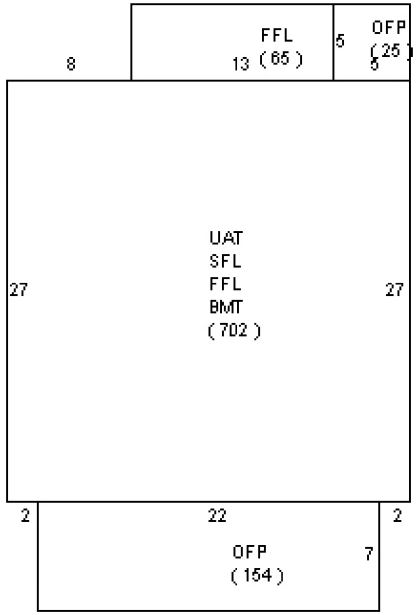
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	163.74
Special Features:	0	Val/Su Net:	104.00
Final Total:	262700	Val/Su SzAd	178.83

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	767	163.740	125,587
BMT	Basement	702	49.120	34,483
SFL	Second Floor	702	163.740	114,944
OFP	Open Porch	179	24.950	4,467
UAT	Upper Attic	176	65.500	11,494

Net Sketched Area:	2,526			Total:	290,975
Size Ad	1469	Gross Are	3052	FinArea	1469

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 144.0-0001-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X20	A	AV	1929	26.36	T	40	101			3,500			3,500

More:	N	Total Yard Items:	3,500	Total Special Featues:		Total:	3,500